ADDRESS
INFRA GROUP

3X CROSSING
GURUGRAM

PREMIUM
OUTLET MALL

SECTOR 109, GURGAON

STRATEGIC PARTNER

BRISK
INFRASTRUCTURE & DEVELOPERS

O&M AGENCY:
PREMIERE OUTLET MALLS PVT. LTD.

RERA-GRG-PROJ-1529-2024

ABOUT

Welcome to 3X Crossing: Where Neighborhood Charm Meets Premium Outlet Mall in Sector 109, Gurugram!

Where everyday life transforms into an extraordinary experience with a **shopping destination** that offers a curated selection of **high-end and luxury brands at discounted prices.** This is the realm of 3X Crossing, a dynamic **neighborhood market** that transcends the ordinary and redefines urban living for the upscale Sector 109 community.

Nestled within the heart of Gurugram's prestigious Sector 109, 3X Crossing isn't just another marketplace; it's a thriving ecosystem designed to cater to your every desire. Located adjacent to an **84-metre wide road,** it offers **retail independent lockable spaces,** providing the perfect opportunity for businesses to establish a presence in a **prime corner location.** This is the embodiment of sophistication and a vibrant community coming together to create something truly exceptional.

BLEND OF SUCCESS AND LUXURY

An open-air shopping destination and office spaces in the heart of Sector 109.

Where luxury meets affordability, the crowd-puller elite outlet mall concept sets the stage for a distinctive and refined shopping experience.

CREATIVE REPRESENTATION

LOCATION ADVANTAGES

Sector 109 in Gurugram boasts numerous location advantages that make it an attractive destination for residents, businesses, and investors alike. Here are some key location advantage points for Sector 109:

1. Proximity to Dwarka Expressway: Sector 109 is strategically situated along the Dwarka Expressway, which is a major arterial road connecting Delhi and Gurugram. This ensures easy connectivity to both cities, making it an ideal location for commuters.

2. Close to Delhi Airport: The Indira Gandhi International Airport is just a short drive away, ensuring convenient access for frequent travelers and businesses with global connections.

3. Neighbourhood Market: One of a kind elite neighbourhood market the only commercial project nestled at the junction of residential sectors 109 and 112.

4. Retail and Entertainment: Residents have access to nearby shopping centers, malls, and entertainment hubs, ensuring a vibrant and enjoyable lifestyle.

5. Future Development: Gurugram's rapid urbanization and development plans promise further growth and infrastructure enhancements in and around Sector 109, making it a promising location for real estate investments.

These location advantages highlight Sector 109 as a prime residential, commercial, and investment destination, catering to the diverse needs of its residents and businesses.
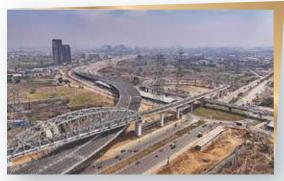
DESTINATIONS IN PROXIMITY

5 KM Yashobhoomi International Conventional Centre

7 KM Diplomatic Enclave II

9 KM Bharat Vandana Park

500 M Dwarka Expressway

10 KM Delhi Airport

LOCATION MAP

3X CROSSING GURUGRAM

DWARKA EXPRESSWAY

Ocean Seven Affordable

DELHI HARYANA

SOBHA INTERNATIONAL

Chintels Serenity

The Club, International City

Brisk Lumbini

DELHI HARYANA

40 Feet Rd   40 Feet Rd

Gali Number 5

Gali No. 3

F Block Rd

Chintels Paradiso

Sector 109

Dwarka Expy

Northern Peripheral Rd

GLOBAL SCHOOL

ATS Kocoon

Raheja Atharva

ATS Kocoon

St Peter's Marg

Star Aviation Academy, Approved by DGCA

Caladium

Church Rd

Dwarka Expy

Jatram Marg

DWARKA EXPRESSWAY

EXPERION WINDCHANTS

60 M ROAD
TENDER APPROVED

12M SERVICE LANE

12M SERVICE LANE

12M SERVICE LANE

12M SERVICE LANE

3X CROSSING

36M WIDE ROAD

36M WIDE ROAD

36M WIDE ROAD

36M WIDE ROAD

84 METER ROAD

WHY 3X CROSSING?

Pre-Leased Spaces among International to National Brands Outlet Stores.

NEIGHBOURING INFRASTRUCTURE

ATS TOURMALINE

SOBHA VILLAS

CHINTELS PARADISO

BRISK LUMBINI

SOBHA INTERNATIONAL CITY

ATS KOCOON

EXPERION WINDCHANTS

GYAANANDA SCHOOL

3X CROSSING GURUGRAM

DWARKA EXPRESSWAY

RAHEJA ATHARVA

CALADIUM

SALIENT FEATURES

At 3X Crossing, we don't just offer spaces; we offer experiences. We invite you to be part of a community where entertain-ment, dining, and shopping come together seamlessly to elevate your everyday life. Discover the perfect balance between luxury and convenience, where every corner of Sector 109 Gurugram feels like home.

Cinema Enchantment
Step into our state-of-the-art two screen cinema complex, where movie nights become memorable cinematic journeys.

Gourmet Odyssey
Prepare your taste buds for an epicurean adventure like no other. 3X Crossing offers an array of gourmet food options, from international cuisines to local delicacies.

Essential Retail Renaissance
Your daily needs are our top priority. Our carefully curated essential retail outlets ensure that convenience is always at your doorstep.

Emersive Entertainment
Introducing Virtual Family Entertainment Center, an unforgettable experience. Transporting you to an immersive world of entertainment with the latest technology in the world.

BLOCK 2
Food Hub

BLOCK 1
Entertainment and Cinemas

BLOCK 4
Daily Needs Store

BLOCK 5
3-Star Boutique Hotel

BLOCK 6
Retail

BLOCK 3
Apparel and Sportswear

CINEPORT CINEMAS

Step into the pinnacle of cinematic indulgence at Cineport Cinemas, our cutting-edge 2 screen complex.

Prepare for movie nights that transcend mere entertainment, evolving into truly unforgettable cinematic odysseys. With avant-garde technology and opulent seating, Cineport Cinemas catapults you into a world where storytelling reaches new heights – every frame a masterpiece, every visit an indelible escape etched into your memory.

IMMERSIVE VR EXPERIENCE

Welcome to Hologate Virtual Reality Entertainment Centre – a revolutionary family entertainment experience that defies comparison.

Immerse your entire family in an unforgettable journey, transcending the ordinary. Hologate transports you to a mesmerizing world of entertainment, boasting the latest cutting-edge technology on a global scale. Brace yourselves for an immersive adventure like no other.

HOLOGATE

LUXURY BRANDS OUTLET

CLOTHING

U.S. POLO ASSN. · FLYING MACHINE · ARROW USA·1851 · Pepe Jeans LONDON · Being human · UNITED COLORS OF BENETTON. · GLOBAL REPUBLIC

PARK AVENUE · Raymond · TRENDS GET THEM TALKING · ColorPlus · VAN HEUSEN

MUfti alternative clothing · Double TWO · Allen Solly · PETER ENGLAND · CRIMSOUNE CLUB

SPORTWEAR

adidas NIKE PUMA
NIVIA speedo HEAD

FOOTWEAR

SKECHERS asics
Bata REDTAPE

SPORTS & GAMES

SG SS GRAY NICOLLS YONEX LI-NING
STAG ICONIC STIGA SPORTS TOTALSPORTS

BRAND COLLABORATOR
TOTAL SPORTING AND FITNESS SOLUTIONS PVT LTD.

OTHER BRANDS

MUSCLEBLAZE MB Samsonite
OCTAVE firstcry.com
big store for little ones

LAYOUT
MASTER PLAN

CLP

Particulars	Percentage
Allotment	10%
Agreement (within 30 days)	10%
On start of construction	10%
On completion of foundations & basement	10%
On completion of lst floor slab	10%
On completion of 2nd floor slab	10%
On completion of 3rd floor slab	10%
On completion of 4th floor slab	10%
On completion of super structure & start of finishing work	10%
On completion of finishing work	5%
On offer of posession	5%

PRICING LIST

Floor – Price per Sq Ft

4th Floor – Rs 15999

3rd Floor – Rs 18999

2nd Floor – Rs 21999

1st Floor – Rs 24999

G. Floor – Rs 27999

+ EDC/IDC + PLC + IFMS + POSSESSION CHARGES
(TAXES AS PER APPLICABLE)

3X CROSSING

GURUGRAM